



BRYN ALYN MANOR
DENBIGH ROAD

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Wrapped up in eight-acres of formal gardens, woodland groves and secret spaces, Bryn Alyn Manor and its accompanying cottage, lodge and courtyards are hidden gems tucked away off the Denbigh Road in Mold.

Skirting an Area of Outstanding Natural Beauty, neighbouring a nature reserve, sweep along the iron gated, tree-lined approach and watch as the handsome, turn of the 19th century, symmetrical front of Bryn Alyn Manor rises up into view.

Passing through the archway, park up in the expansive courtyard or in the garage block. An 'in and out' driveway, there is no need to turn the car around ready for departure.

Approach the imposing entrance, set behind the formal gardens to the front and feel the grandeur of the home's antiquity and heritage. Lovingly and sympathetically restored and renovated by its current owner into a true family home, sense the warm welcome immediately, stepping through into the porch and beyond the glazed door into the entrance hall beyond.





Black and white tiles chequer the floor underfoot, gleaming beneath the chandelier lighting above, immediately setting the scene of splendour in this spacious and at once homely and welcoming manor house. Evidence of its 19th century heritage reveals itself instantly in the skilled carvings of the architraves surrounding the doors and the cornicing embellishing the ceiling; motifs that repeat throughout the rooms of the home.



WELCOME HOME

Invite guests to sip on pre-dinner drinks in the decadent drawing room through the door on the left. Commanding spectacular views out over the formal gardens through the full height bay windows, this entertaining haven harnesses the true meaning of the phrase ‘wow factor’.

Sublimely light, this room is serenaded by sunlight throughout the day, courtesy of its bountiful windows. In wintertime, the drawing room is infused with toasty warmth from the multi-fuel stove, set within a marble fireplace. Dressed in neutral Farrow and Ball tones – found throughout the rooms at Bryn Alyn Manor – classic elements are given a contemporary update.

Tucked away to the rear of the drawing room, discover a cosy library, brimming with shelving and accommodating a piano; where better for your guests to flow through to for music and convivial conversation?

Beyond the library, discover an area leading to the side porch by the library, handy for storing wood for the stoves.



FEAST YOUR EYES

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Returning to the main entrance hall, to the right is the formal dining room, bathed in light once more through full height bay windows, fitted with shutters as are so many of the windows at Bryn Alyn Manor.

A multi-fuel stove is set within a stone fireplace, providing warmth and cheer for those family occasions and celebrations.

Continue through the hallway, admiring the newly fitted, solid wood floors, passing an office area with storage for coats, paperwork and the overflowing crystal ware for entertaining. Step down, past the access to the stone vaulted cellar, to discover the kitchen on the right.





COUNTRY KITCHEN

Cook up a feast for family and friends in the hand built, bespoke kitchen dressed in soft grey Little Greene shades. Contemporary touches are balanced by traditional features such as the original treacle-toned beams across the spot lit ceiling and the Rangemaster country-feel cooker. Solid wood flooring extends underfoot, whilst the comprehensive cabinetry and central island are topped by Carrera marble and stainless-steel splashback and, in the utility room beyond, polished granite.

The utility room houses an additional fridge-freezer (there is also a fridge in the main kitchen), with plumbing for a washing machine and dryer. To the rear of the utility room there is the original larder to Bryn Alyn Manor, an interesting and very useful room. Going back through the kitchen is the entrance porch with a WC and boot room and access to a car parking area; ideal for everyday comings and goings especially when returning home with shopping. Returning to the kitchen, note the large dining table - perfect for convivial lunches and brunches and relaxed meal times.



Beyond the kitchen, continue through to the snug, an inviting family room, warmed by a multifuel stove set within a stone Inglenook. Carpeted and cosy, the projected window frames views out over the parterre garden beyond. Spotlighting helps illuminate the unique features of this accessible and practical room; including an area of built-in shelving.





BEDROOM BLISS

It's the subtle touches that distinguish Bryn Alyn Manor, the unseen comforts such as the linen cupboard just outside the bathroom on the left, with an area in which to squirrel away the ready-to-wash laundry, leaving the living space free from clutter or mess; everything is hidden away.

Returning to the entrance hall via the kitchen, take the stairs up to the first-floor landing, where the master bedroom can be found to the left, overlooking the front.

Muted Farrow and Ball décor coats the walls, contrasting with the two white, built-in wardrobes set neatly either side of the working fireplace, replete with multifuel stove. What better way to create a cosy, romantic ambience in the winter months? Carpeted and spacious, revel in the glorious views of the formal gardens below, captured by the tall, shuttered window.

Refresh and revive in the brand new ensuite, bedecked in marble and featuring a slipper bath with floor mounted tap and shower head attachment. There is also a walk-in glass-encased power shower. Shuttered windows cast light upon the solid wood flooring, with water resistant coating, above which a contemporary wash basin and WC are also situated.





Across from the master bedroom, a large, carpeted bedroom with a feature fireplace is brimming with fitted wardrobes, and currently serves as the dressing room to the master suite. Located above the dining room and its bountiful bay window, this room is awash with light and provides glorious views over the formal gardens to the front.



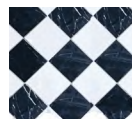
FLEXIBLE LIVING

Ascend the stairs to discover a duet of offices, which could both also serve as bedrooms. One evokes a traditionally masculine feel, with elements of leather and wood, with shelving for books and a seating area. The other is dressed in florals, with views over the front. Currently utilising five of the upper rooms as bedrooms, there is the potential to expand to eight bedrooms should you need.

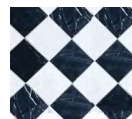
Returning down the stairs, this time turn left and then back right to discover a spacious and grand bedroom, with a four-poster solid wood bed and broad bay window overlooking the parterre garden. Located above the snug, this room has a cosy warm ambience from the log burner below; its own fireplace purely ornamental now.

Coming out of this bedroom, cross the passageway to find a capaciously sized bedroom bathed in light from the window and the two chandelier lights above. Ample room for a super-king-size bed, sneak a peek through to the attached nursery; the perfect room for visiting children or grown-ups with babes-in-arms. Perfectly private, there is also another bathroom to the left of this bedroom, containing a slipper bath, newly fitted shower cubicle, wash basin and WC.





Take the stairs up once more, to find the penultimate double bedroom to the right; currently featuring a white four poster bed, fitted storage and an ornate fireplace, no longer in use. Spacious and inviting, light streams in through the window looking out toward treetops.



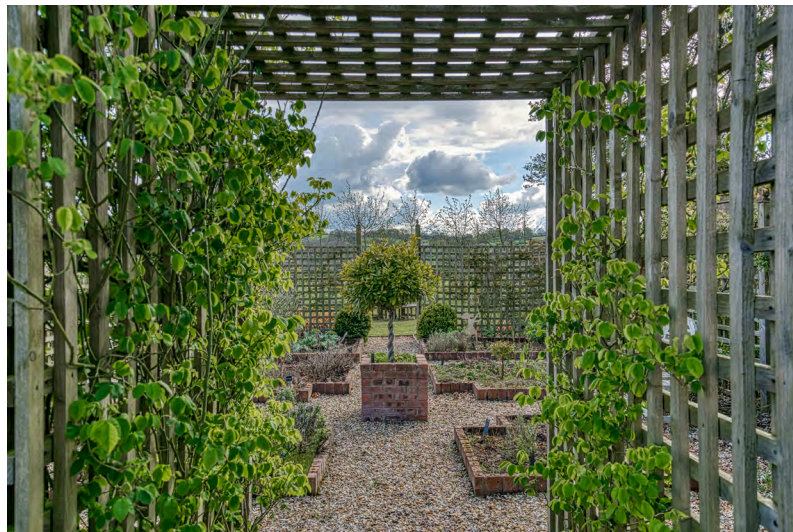
SOAK & SLEEP

Returning along the hallway, turn left to discover the final double bedroom, a spacious room, dressed in muted tones as are all the rooms throughout Bryn Alyn Manor, and with windows framing views out to Moel Famau, the highest hill in the Clwydian Range, upon which stands the Jubilee Tower, built to commemorate the golden jubilee of George III. One of very few rooms to contain curtains; the majority have fitted shutters. Uniquely styled, the contemporary bathroom at the end of the hallway is tiled in black and white, with glossy black metro splashbacks behind the tiled bath with overhead shower. Set before its shuttered windows is a barber's chair, a truly whimsical addition, whilst there is also a wash basin and WC.





Imagine a magical garden with myriad rooms to explore; formal areas to admire, suntraps to stretch out in, lawns to play on, flower beds to tend to, vegetable plots brimming with produce, orchards and woodland. It's all here in the eight acres of gardens and grounds at Bryn Alyn Manor.



GARDEN AND GROUNDS

Beyond the formal lawned garden, wild flower planting decorates the landscape with colour. Pathways guide you through the whole scene, with seating throughout the grounds providing places to pause and ponder on the beauty of the gardens.

Take the doorway through to the secret garden; formerly a courtyard now a separate world of enchantment, replete with a Moroccan seating area in one of the barns; in another barn discover the garden room, with comfortable seating and views over the garden. Handy for barbecues whatever the weather, take shelter indoors should the sunshine turn to showers.

Breathe in the scent of the rose covered archway, passing through a walkthrough to the sunken garden; the perfect spot to sit and contemplate. Fragrant delights continue along the herbaceous border planted with all manner of peonies and other aromatic blooms.



Pass by the greenhouses (behind the gardener's bothy provides a hidden resting place with views out to Moel Famau) and along the tree anemone planted orchard path, heavy in autumn with crops of ripe apple, pear and plum. To the left spy the herb garden, enclosed within a rose covered archway, whilst to the right discover an area of caged fruit including raspberries, fig trees, grapes, gooseberries and blackberries. In the north corner of the walled garden is a hidden gem, a rare collection of bee boles (only 30 known bee boles are believed to exist in Wales).

Beyond the herb garden raised beds of beans, peas, potatoes, asparagus and more provide an abundance of vegetables. There is even a bed for cut flowers to bring indoors.

Cherry trees flank a gated arch, leading through to a chicken coop beyond the wall, perfect for sunny side up mornings. Ahead, the woodland walk awaits; four acres of easily navigable pathways (ideal for quad bikes) and natural space abounding in wildlife. Brimming with banks of snowdrops from early January, this display is succeeded by carpets of bluebells and emerald green wild garlic. Wild anemones hint at its ancient heritage, dappled beneath the shade of the beech, laurel, pine and birch trees.





In addition to a bank of garages, greenhouses and sheds, Bryn Alyn Manor House is also accompanied by several self-contained abodes. Meet Bryn Alyn Lodge, The Cottage and The Courtyard Buildings.

BRYN ALYN LODGE

Completely refurbished inside, Bryn Alyn Lodge is attached to Bryn Alyn Manor, and contains a kitchen and separate sitting room downstairs, with two bedrooms and a bathroom above. Newly fitted with a combi-boiler and central heating, the lodge is ideal for visiting relatives seeking their own privacy or perhaps as a separate dwelling to be sold privately.



THE COURTYARD



The bank of barns surrounding the secret garden courtyard currently accommodates garden rooms, garages, carports workshops, gymnasiums and stores. However, these spaces could be conveniently converted to further living accommodation, perhaps for holiday let purposes or as a more permanent style of residence. The scope of opportunities is endless at Bryn Alyn Manor.



BRYN ALYN COTTAGE

Enter via the kitchen and discover a separate sitting room, bedroom with ensuite and second bedroom which could also serve as a study. Handy staff accommodation or perhaps as a rental.



OUT & ABOUT

Head into nearby Mold to discover a range of activities, amenities and more. Enjoy dinner out at The Fat Boar, following an evening's entertainment at Theatre Clwyd. Chester's theatre is only 20 minutes' drive away.

There is also a library and museum in Mold. With its epicurean heritage, anticipate a range of street markets, farmers' markets and food and drink festivals over the course of the year.

Rhydymwyn village is well served by a local store, Post Office and a church.

Commuters are ideally placed, jump on the A55 North Wales Expressway to access motorway links to Manchester and Liverpool (and their airports). From Buckley Station, services run to Wrexham and Central London.

Families are within 20 minutes of Chester and the independent schools of King's and Queen's.

Bryn Alyn Manor is a home renewed, revitalised and renovated, seeking a new owner with vision, empathy and enthusiasm for all it offers.

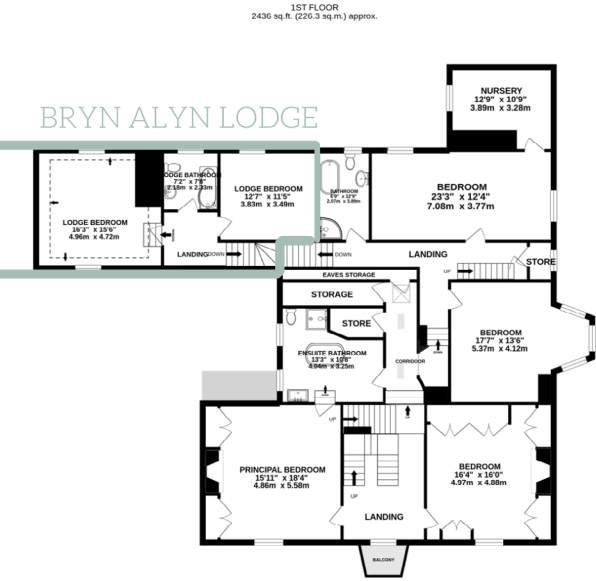
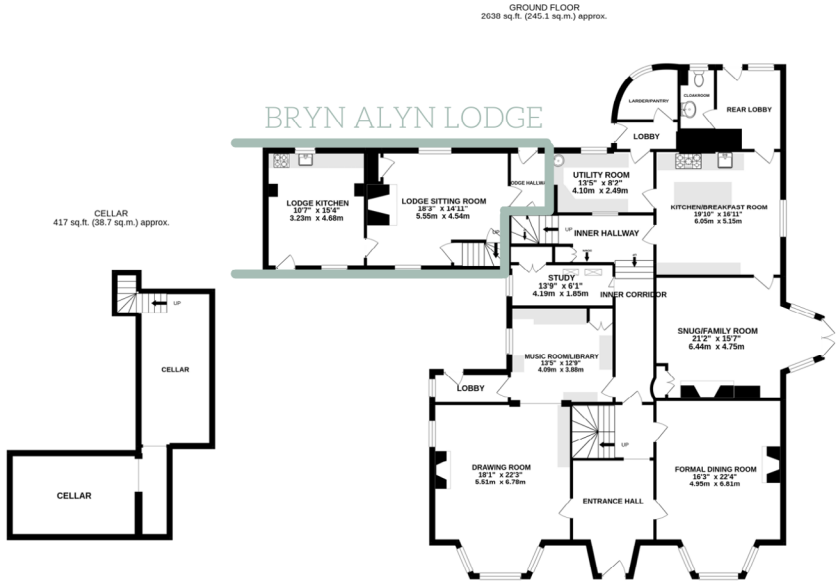
Classical yet contemporary, grand yet homely. Bryn Alyn Manor is a rare gem indeed.





SPECIFICATIONS

- Substantial grade II listed manor house
- Additional 2 bedroom lodge, 2 bedroom cottage and outbuildings
- Set in approximately 8 acres of gardens, grounds & woodland
- Over 6,900 square feet living space, plus cottage and outbuildings
- Two gated driveways
- Classic yet contemporary décor
- Skirting an Area of Outstanding Natural Beauty



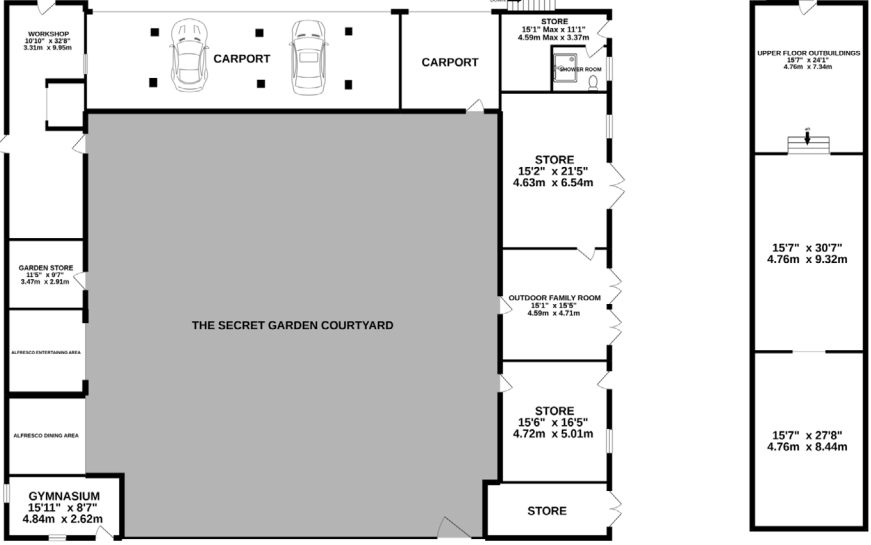
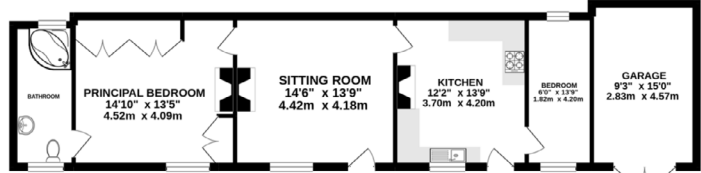
Main House:

(including 'Bryn Alyn Lodge'):
6923 sq. ft. (643.2 sq.m.) approx.

Bryn Alyn Lodge (self-contained):
977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan contained here, all measurements (including the placement of windows and doors) are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is intended for illustrative purposes only, and should be used as such by any potential purchaser.

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Outbuildings
3860 Sq.Ft. (358.6 sq.m.) approx.

*The Secret Garden Courtyard is NOT included in the measurements



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